

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Bowness, midblock on the north side of Bowwater Crescent NW between Bowness Road NW and 33 Avenue NW. The site is approximately 0.09 hectares ± (0.21 acres) in size and is approximately 13 metres wide by 37 metres deep. The site is currently developed with a single detached dwelling and a rear detached garage.

Surrounding development is characterized primarily by single detached and semi-detached dwellings on parcels designated as Residential – Contextual One Dwelling (R-C1) District to the north, east and south and Multi-Residential – Contextual Low Profile (M-C1) District to the west.

The site is approximately 80 metres (a one minute walk) to Bowness Road NW. This road is categorized as an arterial street in the *Municipal Development Plan (MDP) Map 3 – Road and Street Network*, which provides direct connections between multiple communities and connectivity to various amenities and other destinations. There is a bus stop approximately 100 metres (a one minute walk) from the site.

Community Peak Population Table

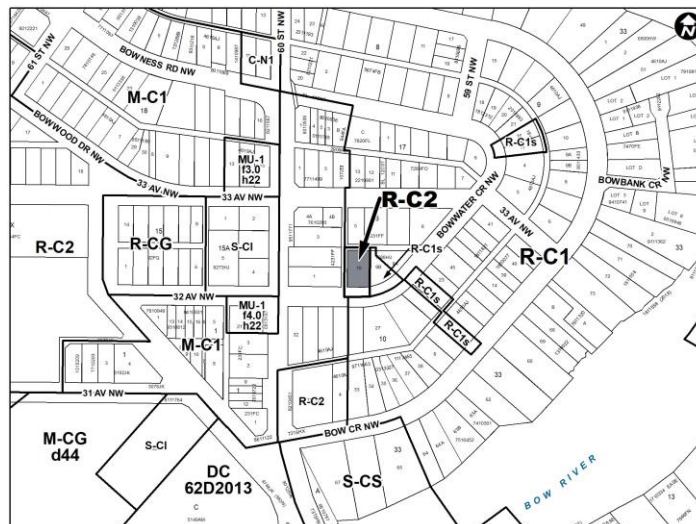
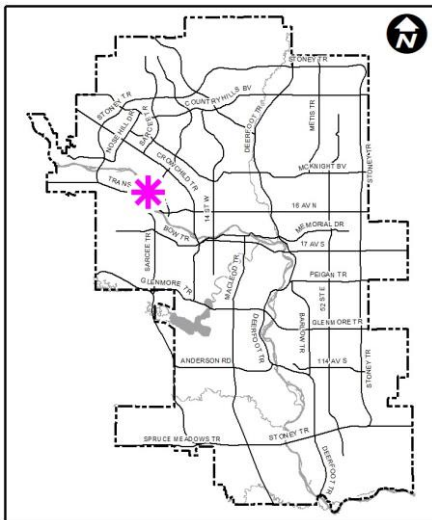
As identified below, the community of Bowness reached its peak population in 1982.

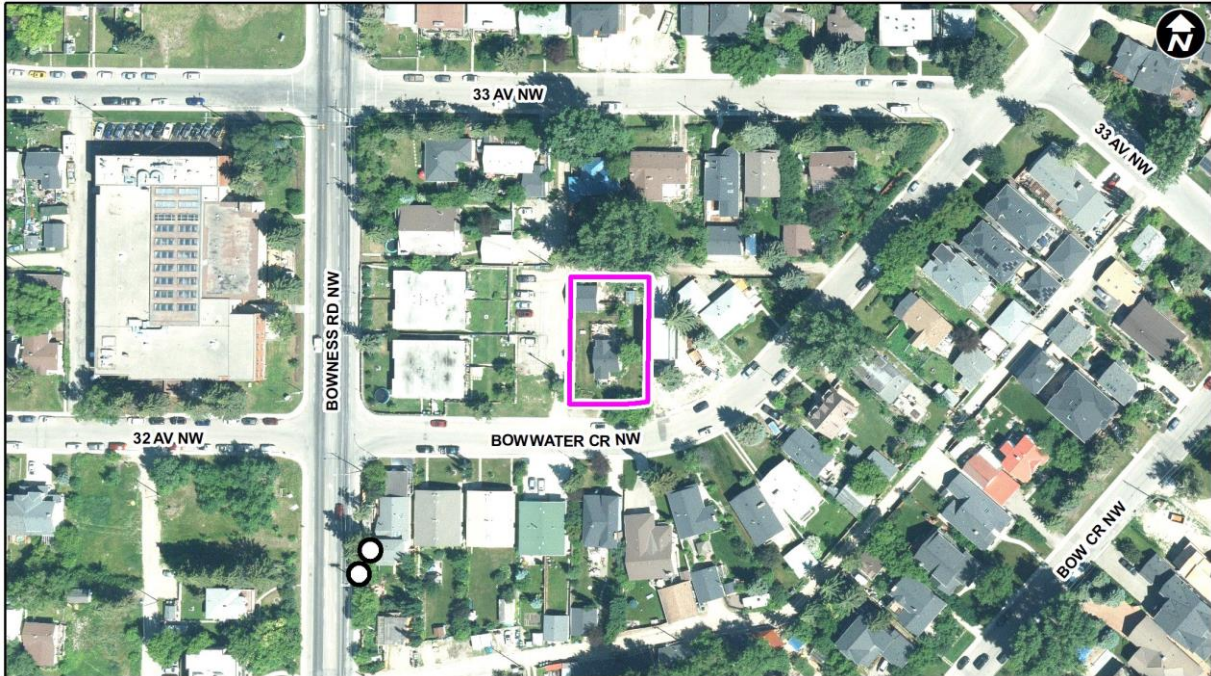
Bowness	
Peak Population Year	1982
Peak Population	13,134
2019 Current Population	11,150
Difference in Population (Number)	-1,984
Difference in Population (Percent)	-15.11%

Source: *The City of Calgary 2023 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Bowness Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of single detached dwellings, which may include secondary suites, in the developed area. The R-C1 District allows for a maximum building height of 10 metres and a maximum of one main residential building on the parcel. The minimum parcel width is 12 metres.

In addition to the uses in the R-C1 District, the proposed Residential – Contextual One / Two Dwelling (R-C2) District would allow for the additional uses of semi-detached and duplex dwellings. The R-C2 District allows for a maximum building height of 10 metres. Based on the parcel width requirement, the subject site could accommodate either two single detached dwellings through a subdivision or one semi-detached or one duplex dwelling.

Secondary suites (one backyard suite or one secondary suite per dwelling unit) are also allowed in the R-C2 District and do not count towards allowable density.

Development and Site Design

The rules of the proposed R-C2 District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking.

Transportation

Pedestrian access to the site is available from an existing sidewalk along Bowwater Crescent NW. Street parking is also available and unrestricted. The area is well served by Calgary Transit. The parcel is approximately 100 metres (a one minute walk) of Route 1 (Bowness/Forest Lawn) and Route 53 (Brentwood Station/Greenwood) bus stops on Bowness Road NW.

Environmental Site Considerations

A portion of the proposed development lies adjacent to the Bow River. Due to the geography and nature of the soils in the area, groundwater levels are a concern for subgrade structures, and shall be considered in design. Structures with subsurface components, including parking garages and basements, must be designed for structural stability under elevated groundwater conditions during river flooding, or so that the foundation of such structures is above the groundwater elevation during a 1:100 river flood.

Utilities and Servicing

All necessary services including water and sanitary mains are available to this site. Site servicing details will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential - Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and delivers small and incremental benefits to climate resilience. The proposed land use amendment is in alignment with the MDP policies.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development on the site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Bowness Area Redevelopment Plan (Statutory – 1995)

The [Bowness Area Redevelopment Plan](#) (ARP) identifies the subject site as being part of the Residential: Low Density, Conservation & Infill area (Map 2: Land Use Policy Areas). This classification is intended to allow for compatible redevelopment with the intention of maintaining

stability in the community and to protect the existing residential character. New developments should be compatible with the scale and form of existing and adjacent homes. The proposed land use amendment is in alignment with the ARP policies.